

JUNE 25, 2013

**CITY OF GUNNISON COUNCIL
REGULAR SESSION MEETING MINUTES**

7:00 P.M.

The City Council Regular Session meeting was called to order at 7:00 P.M., by Mayor Drexel, with Councilors Riggs, Ferguson, Steinbeck, and Hagan present along with City Attorney Fogo, City Manager Coleman, City Clerk Davidson, Police Chief Robinson and the press. A Council quorum was present.

Consideration of Minutes:

Regular Session Meeting Minutes of June 11, 2013. Councilors Steinbeck and Hagan requested two changes be made to the minutes. On page 2, first paragraph, last sentence, "he" needs to be defined as Engineer Zerger; and on page two, the motion and vote needs to be added to the discussion concerning the Police Building Project negotiations. Clerk Davidson apologized for the omission and will make the requested amendments to the minutes.

Councilor Riggs moved and Councilor Ferguson seconded the motion to approve the Regular Session Meeting minutes of June 11, 2013, as amended.

Roll call vote, yes: Riggs, Ferguson, Drexel, Steinbeck, Hagan. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens: None.

Unfinished Business: None.

New Business:

Appointment of Ellen Harriman to Vacancy on Zoning Board of Adjustments and Appeals with Term to Expire May 19, 2015. Ms. Harriman was interviewed by Council at last week's Council Work Session meeting.

Councilor Steinbeck moved and Councilor Ferguson seconded the motion to appoint Ellen Harriman to the vacancy on the Zoning Board of Adjustments and Appeals with a term to expire on May 19, 2015.

Roll call vote, yes: Ferguson, Drexel, Steinbeck, Hagan, Riggs. So carried.

Roll call vote, no: None.

All of Council thanked Ms. Harriman for her willingness to continue to serve the City and for the commitment of her time and expertise. Her prior experience will be invaluable on the Board.

Action to Approve Contract with Ridgway Valley Enterprises, Inc. for Construction of New Police Facility in an Amount Not to Exceed \$986,000.00 and Authorize Mayor to Sign Said Contract. City Manager Coleman passed out copies of the entire Contract to Council. The following items were then discussed: the mechanical system was amended; the building needs and design elements were modified; the door schedule was amended for cost-savings but not changing security where needed; the HVAC system was modified, including eliminating a computerized control panel, and the system was moved to the ground floor thereby eliminating an exterior staircase; the wall configuration was changed without altering the insulation values; conduit runs were reduced; some changes to the roofing materials were made; and the building will work wonderfully. City Manager Coleman stated they are still working on some of the mechanical systems. Several local subcontractors have come forward and they have provided some cost savings as well. The level of local participation exceeds Ridgway's original proposal. The building Contract project costs are within the allocated funding. Mayor Drexel stated he is impressed and pleased with Staff and how they are working as a team during the negotiations phase. City Manager Coleman informed Council that Police Chief Robinson is working on the acquisition of the equipment for the building. There are some other elements that will come later and are beyond the scope of this contract, including the E911 phone system. The total cost of the project will be approximately \$1.7 million.

Councilor Riggs asked about Contract Section 30.2 and the City Manager explained that no individual subcontractor can take over more than 50% of the project from Ridgway without the City's permission. The Contract was made between Ridgway and the City, not another subcontractor.

Councilor Steinbeck asked whether the Dispatch Center will have windows now that they are moving out of the dungeon. Police Chief Robinson stated yes, they will have two windows, as well as some indirect sunlight from other offices. The City Manager stated it will be inviting, with 10 foot ceilings, yet will still be secure.

Councilor Hagan asked about change orders and City Manager Coleman explained those changes are generally implemented by the Owner, the City, and not by the Contractor. In checking references, Ridgway had an excellent track record of building without the need for change orders. The City has to agree to any changes and they must be within budget. If costs go over, then Staff will be back to Council.

The City Manager also informed Council that City Attorney Fogo reviewed the Contract and made amendments in the General Conditions section, including the provisions that are required by the Federal Government and by DOLA. This included a provision for Builders Risk Insurance. The City may pick up the cost of that insurance to assist with the bottom line costs of the Contract. The Contractor may pull a foundation-only building permit in order to get started while they are getting the bonding and insurance requirements worked out. The final building permit is a few weeks out.

Councilor Riggs moved and Councilor Hagan seconded the motion to approve the Mayor's signature to enter into a Contract with Ridgway Valley Enterprises, Inc., in an amount not to exceed \$986,000.00.

Roll call vote, yes: Drexel, Steinbeck, Hagan, Riggs, Ferguson. So carried.

Roll call vote, no: None.

Mayor Drexel once again extended his thanks to Staff for all of their hard work on the project.

Ordinances and Resolutions: None.

Staff/Council Reports:

City Attorney Kathleen Fogo: informed Council she attended the CML Conference in Vail last week where she listened to sessions concerning laws that were passed by the Legislature and will be going into effect. Some of those laws may affect the City. These include the implementation of Amendment 64 regulations, the possible addition of municipal court public defenders, the increased limit on governmental immunity, and changes in collective bargaining for fire fighters. The City's Fire Department structure is different and this may or may not affect the City.

City Manager: Ken Coleman reported on the following: the Gunnison River Festival was successful and the activities were well thought-out and planned; the 4th of July is coming up and the event committee met today to discuss the plans; the fireworks are still a go at this time because the fireworks drop zone is in a very safe location and fire personnel are on-hand during the show; Mt. Crested Butte has cancelled their fireworks show; Cattlemen's Days events are being planned and will start the weekend after the 4th of July; City Fest will be held on July 25th at the Jorgensen Park covered outdoor rink; there are a lot of tree removals taking place due to the aging urban forest and replacement trees are being planted if possible; the street improvements projects are underway; street slurry sealing should take place soon; and the Red Cross Fire Evacuee's Shelter has been moved from the City's Community Center to the Gunnison Community School. Since the school isn't in session, there is less disruption there than at the Community Center. The school has a kitchen and is quieter for the evacuees. He met approximately 10 evacuees last night. The West Fork Fires aren't contained because ground crews can't safely get into the rough terrain. The Incident Command needs both air and ground fire control and since the West Fork Fire is a Command 1 Fire Incident, it costs about \$1million per day to fight it. The Silver Jack area fire is the next Command Tier down. Lastly, the City Manager informed Council there may be a potential water call at the end of this week in the Gunnison Valley. The call is prompted by the Gunnison Tunnel water users. The City's water rights are senior and won't be affected. However, some water users on Ohio Creek and Tomichi Creek may have to shut their ditches down.

Acting City Manager/City Clerk: Gail Davidson – Clerk's Departmental Semi-Annual Report. Clerk Davidson asked Council if they had any questions regarding the departmental report that was included in their packets. Clerk Davidson then reviewed the following items included in the report: the primary focus of her department is customer service and both Deputy Clerk Tara Kindall and Court Clerk Melissa McLeod provide exceptional customer service; Municipal Court caseload varies throughout the year and we are in a slowdown period right now; the Court schedule is very flexible and is set in tandem with the WSCU class schedules; City special event

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permits can be for single days that are approved administratively by Staff or for multiple days, that are brought before Council for approval; special event permits were up slightly in the past six months over last year; 8 students participated in the 2012-2013 Youth City Council and they held both Mock City Council meetings and Mock Court Sessions during the year; the Clerk described the different kinds of Liquor Licenses available through the City and Colorado State Liquor Authority; there were three new licenses issued in the past six months; the City passed the Colorado State "Records Retention Schedule" and this outlines the length of time each type of document must be kept prior to its destruction or permanent storage; the shredding truck will be in Gunnison in July for records destruction; and lastly, City Clerk Davidson briefly reviewed the Municipal Court caseload for the past six months. Mayor Drexel and City Manager Coleman thanked the City Clerk and her staff for all of the work they do for the citizens. It is quite diverse.

WSCU Liaison: Absent until late August.

Non-Scheduled Citizens: None.

City Council Discussion, Meeting Reports, Items for Work Session:

Councilor Riggs: reported she attended the CML Conference in Vail last week. She passed out copies of a summary report on the Conference sessions she attended. Councilor Riggs encourages the other Councilors and City Staff to attend next year's Conference in Breckenridge. A hot topic at the Conference was the implementation of Amendment 64 and the upcoming State rules regarding the sale of recreational marijuana. She also had an opportunity to attend the session with representatives from the Colorado Department of Transportation (CDOT). She discussed our Main Street corridor with the CDOT governmental liaison and what possible traffic calming methods could be implemented to create a more pedestrian friendly downtown environment. Councilor Riggs informed Council she did broach the subject of reducing costs with CML representatives. This included the hardcopy magazines and brochures they produce and mail, to holding their annual conference in less expensive locations. Councilor Riggs stated that perhaps we could host a conference here in Gunnison. Councilor Steinbeck thanked Councilor Riggs for the in-depth report she provided. It is a benefit for all. Councilor Riggs then asked the City Manager the status of the Council retreat priorities and strategies. City Manager Coleman replied that Staff has been discussing the topics and a discussion is planned for next week's Work Session meeting. Lastly, Councilor Riggs reminded Council the "Gunny Grass" Bluegrass Festival, that the City is helping sponsor, will take place the end of this week.

Mayor Pro Tem Ferguson: informed Council he attended the Chamber of Commerce Advisory Board meeting this morning and there was interesting conversation. The Chamber will be holding a "Color Run" on August 24th along with the Taste of Gunnison. The Annual Chamber Banquet will be held on October 18th with "Doctor Robert", the Beatles Tribute Band, being the entertainment. The Chamber is changing the categories in the "Best of Gunnison Awards" contest and they are also planning a golf tournament fundraiser on September 6th.

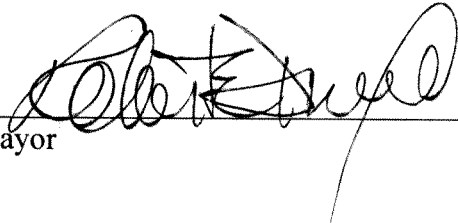
Councilor Steinbeck: reported she had a quieter week than last week. The River Festival was well done and well attended. Councilor Steinbeck reported she and Councilor Hagan attended the senior health issues meeting. She then reported a local subcontractor spoke with her and they hope to work with Ridgway Valley on the City building project. The subcontractor reported to her that he had an attitude change about the project. Councilor Steinbeck also asked about the possibility of an Observatory Tour. City Clerk Davidson stated that she and Mayor Pro Tem Ferguson will work on scheduling a tour. Councilor Steinbeck reminded everyone that the Gunnison Farmers' Market is now underway for the summer.

Councilor Hagan: reported he attended the Gunnison River Festival film presentation at the I-Bar Ranch. Unfortunately, it only had about 40 people participating. The film was difficult to see because it was too light. He also attended the water events portion of the Festival that were held at the Whitewater Park and those events were well attended.

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Mayor Drexel: reported his grandkids have been visiting and he has been very busy. He also met with Brad Baca, the in-coming interim WSCU President, and they discussed keeping open lines of communication and cooperation between the City and the University. Mr. Baca informed the Mayor he will continue the President's Advisory Board and he has great hopes for a great future.

Adjournment: Mayor Drexel called for any further discussion, and hearing none, adjourned the meeting at 8:20 P.M.



Mayor



City Clerk